



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: March 4, 2004 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of February 5, 2004 and February 13, 2004

The Planning Board approved the Minutes of February 5, 2004 and February 13, 2004, as submitted.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

- a) Mr. Capalbo expressed concern about the lighting at the Indian Center, on West Main Street. He said he thought it looked bright for the site, and asked the rest of the Board and the Engineering Department to look at it.

**7:05 P.M. Shell & Great American, Site Plan Approval
Continued Public Hearing (from November 6, 2003)
(Decision Deadline: 65 days from close of hearing)**

Attending the hearing were the following:

Steven Jacobs	- ServiceStar, Director of Development
Frank Malek	- ServiceStar, Director of Architecture
Steve Pappa	- ServiceStar, Senior Development Manager
Tom Healey, P.E.	- Shell Oil, Construction Engineer
Samuel Offei-Addo, P.E., PTOE	- BSC Group, Senior Transportation Engineer Associate
Douglas Vigneau	- BSC Group, Project Director
Jon-Eric White, P.E.	- BSC Group, Project Manager/Associate

Mr. Gordon noted that BSC Group sent a notification to abutters, since the last hearing was in November.

Mr. Pappa gave a brief description of Shell and Great American.

Mr. White said the site will consist of three buildings – convenience store, car wash, and tire service. He showed and described the three possibilities of access to the site. He said the project meets zoning except for the 50 foot separation between buildings. He also stated that they exceed parking requirements, the requirement is 30 spaces, and they are providing 55 spaces.

Mr. White said there is also adequate queuing for the retail store quick serve, and this queue will also serve the car wash. He also said for the snow melt at the car wash, the sidewalks will be heated.

Mr. White reviewed the landscaping plan.

Mr. Vigneau said there have been two slight changes to the plan:

- 1) The sign (#28 on the plan) at the second access off Valente Drive will be eliminated; and
- 2) The berm on the island at the first access off Route 9 will be pushed back some.

Mr. Offei-Addo reviewed proposed plans for improvements to Route 20 as they pertain to this project, and he also said a traffic study was done (He said they met with Mass. Highway):

- 1) The Traffic signals at Route 20, Valente Drive, and Old Shrewsbury Village including traffic signal easements;
- 2) Route 20 will gradually widen towards the site;
- 3) Coming off Valente Drive, they will use “Do Not Block” signs at entrance to the site off Valente Drive;
- 4) In front of the site, Route 20 will be widened considerably – about 25 feet;
- 5) A grass swale is being proposed at the brook along Route 20; and
- 6) Putting up cantilever signs in front of the site to show direction for Route 20 and Route 9.

Mr. Rodolakis asked how many cars will fit in the queue; and Mr. Vigneau said 13 vehicles.

Mr. Rodolakis suggested having some kind of division in the queue to separate where vehicles are going. Mr. White responded that just the markings on the pavement should be fine.

Mr. Rodolakis expressed concern about the ability to drive into the queue lanes. Mr. White said there is a 35 foot wide access to the queue.

Mr. Rodolakis asked which way the Great American Tire Center was facing. Mr. White said North. Mr. Pappa said it will have a curved front, and said it is their signature building. He said it’s the first thing a driver will see.

Mr. Capalbo asked if there was an “opt-out” line. Mr. White showed how the queue will work.

Mr. Capalbo asked if a build-out analysis has been done for when the whole hill is developed. Mr. Offei-Addo said they have done a build-out analysis.

Mr. Denoncourt commented that the lighting at the canopy seems high. Mr. Malek said this kind of lighting is common at these types of facilities and they are recessed with a flat lens.

Mr. Gordon commented on the following issues:

- 1) Can lighting that is spilling over to neighbor be corrected? Mr. Malek said this might be possible by using a shield.
- 2) He had the same lighting concern at the other entrance.
- 3) Green swale – Did they talk to Northboro? Mr. Offei-Addo said they will go to Northboro about this.
- 4) Asked if one of the exits, which seems to be a “unique” exit, would have signage. Mr. Offei-Addo said yes.
- 5) Asked where tires would be stored until they are removed? Mr. Malek said there is one trash area for tires and one for trash.
- 6) Asked where snow storage was being proposed, and asked them to show it on the plan.

Mr. Wright commented as follows:

- 1) Asked when the building would be finished. Mr. Pappa said they are tied in with the Boston Hill project, but it is about a five to six month project, so it probably would be approximately a year from now.
- 2) Asked if Shell would be open 24 hours. Mr. Pappa said yes.
- 3) Asked about diesel trucks fueling there. Mr. Healey said they intend to service cars more than trucks.
- 4) Concern for intercom use. Mr. Pappa said intercom decibels can be adjusted. Mr. Healey said they are required by the Fire Marshall to have an intercom at each pump. Mr. White commented that the talk box at the queue is 15 feet below Valente plus there are two walls.

Bernard Seastrom, 50 North Street, expressed concern about the entrance off Valente Drive and vehicles being able to safely make the turn. Mr. Offei-Addo reviewed the entrance in relation to cars, vans, and SUV's, and said he basically felt it can be made. Mr. Pappa said this can be looked at again.

Christopher Kirk, 40 Westwood Road, expressed the following concerns:

- 1) Asked about the entrance-exit being located near the possible car dealership property;
- 2) Expressed concern about the drive-thru window area and the retaining wall;
- 3) Asked about catch basin location;

Mr. Capalbo reviewed some of the timetable with Mr. Vigneau. Mr. Vigneau noted that the “#7” Mass. Highway submittal will not be done by the March 5th date, it will be early the following week.

Mr. Gordon had some additional comments:

- 1) Said there should be a letter from Mr. Sanderson stating that he will proceed at his own risk.
- 2) Is there a way through a bond for signal. Mr. Pappa said they have been thinking of this.
- 3) Also agree, via a letter, that they will not occupy the site until light is in. Mr. Pappa said they will do this.

Mr. Gordon introduced Attorney James E. Tashjian, who is representing Wetherburn Heights. Attorney Tashjian said he will look into working with Boston Hill Group, to help resolve the issue of the condition put in the Planning Board decision regarding the traffic light.

Mr. Gordon officially closed the hearing.

7:10 P.M. Grand View, Section I, Definitive Subdivision Plan
(CONTINUED) Continued Public Hearing (from February 5, 2004
(Decision Deadline: March 17, 2004)

Mr. Gordon read a letter from Attorney David Brown, asking for a continuance to April 1, 2004. The Board voted to approve the continuance to April 1, 2004.

Mr. Gordon continued the hearing to April 1, 2004.

7:15 P.M. Office Building, 181 West Main Street, Site Plan Approval
(WITHDRAWN) Continued Public Hearing
(Decision Deadline: 65 days from close of hearing)

John Riel, the engineer from J.R. Associates, sent a letter requesting to withdraw the application for site plan review, as they are meeting with the Zoning Board of Appeals to acquire a variance for lot coverage.

The Board voted to allow the site plan for 181 West Main Street Office Building, to be withdrawn.

4. New Business

a. Community Development Plan – Housing Production Plan

The Board voted to recommend the Board of Selectmen agree to send the plan, at their March 22, 2004 meeting.

b. Master Plan Implementation Group Update Regarding Possible Zoning Change Proposal

The Board agreed they should meet to review the proposal before the April 1st meeting, for the Lakeway zoning. Mr. Denoncourt will contact the Board with a couple of dates.

c. Discussed Alternatives for Voluntary Open Space Contributions

5. Old Business

a. Discussed/Signed Decision for Highland Hill

The Board voted to conditionally approve and sign the preliminary plan for Highland Hill.

5. Old Business (Cont'd)

b. Discussed Withdrawal for 181 West Main Street

John Riel, the engineer from J.R. Associates, sent a letter requesting to withdraw the application for site plan review, as they are meeting with the Zoning Board of Appeals to acquire a variance for lot coverage.

The Board voted to allow the site plan for 181 West Main Street Office Building, to be withdrawn.

c. Discussed Appeal of the Decision for Wetherburn Heights

(Executive Session: See Below)

6. Correspondence

8:50 P.M. Discussion with Attorney James Tashjian and Eric Gilmore regarding Wetherburn Heights

Executive Session:

Motion was made and seconded to enter into Executive Session to discuss Wetherburn Heights, not to reconvene at the close of the executive session. Roll call vote was as follows: Capalbo – yes, Rodolakis – yes, Wright – yes, Myers – yes, Chairman Gordon – yes.

Respectfully Submitted,

Annette W. Rebovich